WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2019. Notary Public My commission expires: 4-6-20 (AFFIX SEAL)

RETURN TO: BANKERS TITLE & ESCROW CORP

PREPARED BY:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JASON ROSS	SAME	Map 133-14-0-0 Parcel 22.00
911 Sutton Hill Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jessie S. Varnell, Jr. and Sharon Rae Owen, Devisees under the Last Will and Testament of Jessie S. Varnell, Sr. and Jessie S. Varnell, Jr., Executor of the Estate of Jessie S. Varnell, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON ROSS, A MARRIED MAN.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Abbay Hall, Section One, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessie S. Varnell and wife, Alice M. Varnell, by Deed dated October 28, 1955 from C.C. Adams and wife, Irene H. Adams, of record in Book 2481, Page 232, Register's Office for Davidson County, Tennessee.

The said Jessie S. Varnell and Alice M. Varnell having since died, the said Alice M. Varnell (Alice Genevieve Varnell) having predeceased Jessie S. Varnell on November 7, 2009. Jessie S. Varnell (Sr.), died December 19, 2018, leaving a Last Will and Testament which has been admitted to probate under Case No. 19P-121, Seventh Circuit Court (Probate Court) for Davidson County, Tennessee. Pursuant to said Will, the property was devised to Jessie S. Varnell, Jr., and Sharon Rae Owen.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2331, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2345, Page 514, amended in Book 2393, Page 627, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4716 Abbay Drive, Nashville, TN 37211**

Karen Johnson Davidson County
Batch# 252176 DEEDWARR
07/03/2019 09:40:00 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190703-0065000

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2 day of **July, 2019.**

Jessie S. Varnell, Jr., Executor of the Estate of Jessie S. Varnell, Sr.

Jessie S. Varnell, Jr., Devisee under the Last Will and Testament of Jessie S. Varnell, Sr.

Sharon Rae Owen, Devisee under the Last Will and Testament of Jessie S. Varnell, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jessie S. Varnell, Jr., Executor of the Estate of Jessie S. Varnell, Sr. and Jessie S. Varnell, Jr., Devisee under the Last Will and Testament of Jessie S. Varnell, Sr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of **July, 2019.**

Notary Public

My Commission Expires: 11/9/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sharon Rae Owen, Devisee under the Last Will and Testament of Jessie S. Varnell, Sr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of **July, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY